

**Minutes of the Grinnell City Council Meeting
Monday, November 21, 2005**

The City Council of the City of Grinnell met in regular session in the Council Chambers of the Grinnell Community Center, 927 4th Avenue, Grinnell, Iowa, at 7:00 p.m., Monday, November 21, 2005. Mayor Canfield presided.

Roll Call: PRESENT: Elliott, Worley, Witt, Wilson, McNaul.
 ABSENT: White.

PERFECTING AND APPROVAL OF AGENDA:

Moved by WITT, second by MCNAUL, to approve the Agenda and the Consent Agenda as presented. Roll Call Vote: Ayes: Witt, McNaul, Elliott, Wilson, Worley. Motion carried.

CONSENT AGENDA:

- A. Previous minutes as drafted from the Monday, November 7, 2005, Regular Session.
- B. Approval of the Class LC Liquor License Renewal for the Depot Crossing Restaurant, 1014 3rd Avenue.

COMMUNICATIONS/COMMITTEE MINUTES:

- A. Finance Committee: November 7, 2005
- B. Planning Committee: November 7 and 14, 2005
- C. Public Works and Grounds Committee: November 7, 2005
- D. Public Safety Committee: November 8, 2005
- E. Grinnell Tourism: October 19, 2005 and financials
- F. Grinnell Recreation: November 9, 2005
- G. Grinnell Memorial Commission: November 15, 2005

Nadine Coots -1206 Prairie Street - requested the city consider cleaning the leaves from Bailey Park. She was concerned the leaves from the park are blowing into her yard and increasing her cost of disposal. McNaul suggested this item be forwarded to the Public Works and Grounds Committee for further review.

COMMITTEE BUSINESS:

- A. Report from the Finance Committee.
 - o Discussion in regard to the EPC TIF rebate.

Wilson reviewed the discussion with EPC in regard to the prorated TIF rebate. The initial agreement included a required investment as well as a minimum of new jobs created. While EPC has complied with the investment component, they were unable to maintain the necessary number of new jobs created.

Moved by ELLIOTT, second by WILSON, to accept in concept and subject to bond counsel review an amendment to the agreement to fix the job pro-ration of jobs created at 65% of the goal, based on the amount of private investment into the project, for the remainder of the agreement including the rebate issued for the current year. Roll Call Vote: Ayes: Elliott, McNaul, Wilson, Witt, Worley. Motion carried.

- Discussion with the Housing Authority Board of Commissioners in regard to the FY06 lease renewal.

Wilson reviewed the renewal and the concern raised by the Board that they did not receive proper notification for the increase in the proposed rent. The last time the rent was reviewed was in 1992; however for the amount of benefit being provided by the city to the Authority far outweighs the proposed increase. Behrens commented further review of the contract has revealed the Authority needed to provide notice 90 days in advance of the termination of the lease to indicate their intent to continue renting the space. This action did not take place; therefore the lease has now defaulted to a month by month agreement. The Authority must provide notification to continue to occupy the space before any further action can be taken.

Worley felt the lease represented more than a nominal rental. He pointed out the amount paid by the school for their space is nearly six times the amount the paid by the Housing Authority. McNaul requested continued negotiation with the Authority. This item should be returned to the committee for further review.

Moved by ELLIOTT, second by MCNAUL, to reaffirm the amount of the rent as \$150.00 per month, to be implemented by the city manager at the next possible date, building in an automatic escalator to the agreement. Roll Call Vote: Ayes: Elliott, McNaul, Witt, Worley, Wilson. Motion carried.

- Review of the resolution prepared in regard to MyEntreNet program.

Moved by ELLIOTT, second by MCNAUL, to approve and adopt Resolution No. 2889: "A RESOLUTION AUTHORIZING PARTICIPATION IN MYENTRENET PROGRAM AND DESIGNATING A CITY OFFICIAL TO REPRESENT THE CITY OF GRINNELL ON THE REGIONAL MYENTRENET TASK FORCE." Roll Call Vote: Ayes: Elliott, McNaul, Wilson, Worley, Witt. Motion carried.

- Review of the contract submitted in regard to the CDBG housing rehabilitation program for 1607 3rd Avenue.

Moved by WILSON, second by ELLIOTT, to approve and adopt Resolution No. 2890: "A RESOLUTION TO APPROVE THE CITY OF GRINNELL COMMUNITY DEVELOPMENT BLOCK GRANT OWNER OCCUPIED HOUSING REHABILITATION CONTRACT FOR 1607 3RD AVENUE, GRINNELL, IOWA." Roll Call Vote: Ayes: Wilson, Elliott, Worley, Witt, McNaul. Motion carried.

- Review of budget preparation timeline.

Wilson commented the budget process is under way and finance meetings will begin in December.

- Review of the request from the Recreation Board to reduce the number of members of the board.

McNaul is concerned about reducing the number of members and restricting public input. Behrens stated the board has contemplated this request for quite some time and

feel they would be better served by having five active members. The board currently has two vacancies. Staff will draft the ordinance for future council consideration.

Moved ELLIOTT, second by WILSON, to direct staff to prepare the necessary ordinance for council consideration. Roll Call Vote: Ayes: Elliott, Wilson, McNaul, Worley, Witt. Motion carried.

- Review of the requests for assistance from the Campbell Fund.

The requests were approved as presented.

B. Report from the Planning Committee.

- Discussion in regard to the re-zoning of a portion of the Renaud Subdivision with Magnum Development.

Worley informed the council of the preliminary proposal by Magnum Development and their plans for the land south of the new Wal-Mart development. The discussion was for informational purposes and the committee will report on the item again as the project progresses.

- Review of the contract proposed by Veenstra and Kimm for engineering services for Phase 2 of the Central Business District Project.

This agreement will be funded by TIF until construction commences in 2007. The contract will then be included with the bonding process and paid either through general obligation bonds or further TIF funding.

Moved by WORLEY, second by MCNAUL, to approve the contract proposed by Veenstra and Kimm for engineering services for Phase 2 of the Central Business District Project not to exceed \$319, 434.00. Roll Call Vote: Ayes: Worley, McNaul, Wilson, Elliott, Witt. Motion carried.

- Discussion in regard to the Highway 146 South Task Force.

Worley commented a draft appendix for the Comprehensive Plan is being prepared and will be reviewed by the task force at their next regular meeting. Once the draft is approved by the task force, it will be provided for public, Planning and Zoning Commission, and city council for review. It will likely be February, 2007, before any further action is taken on the draft.

Moved by WORLEY, second by MCNAUL, to conduct the final reading of Ordinance No. 1259: "AN ORDINANCE AMENDING THE "MUNICIPAL CODE OF THE CITY OF GRINNELL, IOWA BY ADDING PROVISIONS PERTAINING TO CHAPTER 4, SECTION 4-27 (Highway 146 South Corridor/I-80 Interstate Interchange.)" Roll Call Vote: Ayes: Worley, McNaul, Witt, Wilson. Nay: Elliott. Motion carried.

Moved by WORLEY, second by WITT, to conduct the first reading of Ordinance No. 1261: "AN ORDINANCE AMENDING THE "MUNICIPAL CODE OF THE CITY OF GRINNELL, IOWA BY AMENDING PROVISIONS PERTAINING TO CHAPTER 20, SECTION 20-74 (Subdivisions containing or abutting highways.)" Roll Call Vote: Ayes: Worley, Witt, McNaul, Wilson. Nay: Elliott. Motion carried.

- Discussion in regard to the proposed voluntary annexations for Highway 146 South.

Staff continues to work on this item. The committee will report on this again at the next regular session.

C. Report from the Public Works and Grounds Committee.

- Approval of Pay Request No. 11 in regard to the Central Business District.

Moved by ELLIOTT, second by WITT, to approve and adopt Resolution No. 2891: "A RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PROGRESS PAYMENT NO. 11 IN THE AMOUNT OF \$343,829.91 TO MANATT'S INC. OF BROOKLYN, IOWA FOR WORK COMPLETED ON THE CENTRAL BUSINESS DISTRICT CONSTRUCTION PHASE 1." Roll Call Vote: Ayes: Elliott, Witt, McNaul, Wilson, Worley. Motion carried.

- Schedule the public hearing for the Grinnell Veterinary Clinic Sanitary Sewer Extension Project for Monday, December 5, 2005 at 7:00 pm receiving bids until Thursday, December 1, 2005 at 3:00 p.m.

Moved by ELLIOTT, second by WITT, to schedule the public hearing for the Grinnell Veterinary Clinic Sanitary Sewer Extension Project for Monday, December 5, 2005 at 7:00 pm receiving bids until Friday, December 2, 2005 at 3:00 p.m. Roll Call Vote: Ayes: Elliott, Witt, McNaul, Worley, Wilson. Motion carried.

- Review of the connection fee ordinance draft for the sewer main installation for the Grinnell Veterinary Clinic.

The ordinance has been drafted and will be presented to the city council when the final costs for the project are determined. There have been no objections to the proposed costs to be paid by the property owners.

- Discussion in regard to the sale of city property requested by Mr. Ronald Higgins.

Higgins requested the city consider selling the property next to the A & M Café. Several uses of the land have been previously discussed and the committee has opted to review these plans prior to consenting to the sale of the property.

- Discussion in regard to the construction of a pedestrian path or street extension by Mr. William Crosby.

The committee reviewed the concern presented by Crosby for the need to include pedestrian access as development occurs along the Highway 146 South corridor. Current development has prompted the re-location of the bike trail from the east to the west side of the highway. This will allow the city to create a contiguous trail linking from Arbor Lake. Consideration will still be given to trail development on the east side; however it will not take priority over west side construction.

- Discussion in regard to scheduling the next meeting of the Park Task Force.

The committee has proposed Monday, December 12, 2005 at 6:30 pm to review the park plan. Hage will contact members to determine who will be able to attend. The meeting will be held in the first floor conference room.

The committee also discussed the connection fees, how they are calculated and how they impact future developments with members of the chamber of commerce.

- D. Report from the Public Safety Committee
 - o Consider options for the noon whistle.

Wilson stated the committee has agreed to install timers on the severe weather sirens to provide a distinguished tone, different from the weather or fire tones, to indicate the noon hour at an estimated cost of \$5,000.00. This item will remain under committee review and will likely be recommended during the budget planning process.

- o Review of the draft ordinance in regard to open burning.

The committee will continue to review the ordinance. Once consensus is reached, it will be forwarded to the Public Works and Grounds Committee. Wilson explained the committee is still trying to define acceptable parameters for recreational burning.

- o Update in regard to the request by Cingular Wireless, LLC to acquire a ground lease to co-locate on an existing tower and construct a building at 609 4th Avenue.

The agreement has not yet been finalized. The committee continues to work with Cingular to create the best possible site plan with the least impact on the future development of the Public Safety Building. This item will be presented to the city council at a later date.

- o Review of the placement of handicap spaces in the Central Business District.

Wilson informed the council the committee has directed staff to prepare a site plan for the location of handicap parking spaces in the Central Business District. The committee will review the plan and then forward it to the Planning Committee for their input and consideration. Striping of the district will not be completed until the spring of 2007.

- o Review of the emergency communications procedures.

Wilson discussed the procedures that would be implemented by the Public Safety Services in the event of a natural disaster to preserve communications. He explained communication would remain intact through the county and through city equipment that is in place. A city wide drill will be conducted in the spring to test the coordination of the department and the equipment.

- o Discussion in regard to installing of flashing traffic signals.

Flashing signs are being considered to designate school crossings as opposed to the continued use of roll out stop signs. This item is still being researched by staff and may be eligible for grant funding.

Wilson reminded the council the Public Safety Committee will meet at the Public Safety Building at 7:00 am on November 22, 2005. The committee intends to resolve remaining issues in regard to Cingular request, animal shelter designations, traffic and parking patterns in the Central Business District, open burning regulations, the contract proposed for installation of radio equipment for the Police Department and the proposed speed regulations for Highway 146 north. Wilson requested discussion in regard to the speed of other areas of the corridor.

Moved by WORLEY, second by ELLIOTT, to conduct the first reading of Ordinance No. 1260: "AN ORDINANCE AMENDING THE "MUNICIPAL CODE OF THE CITY OF GRINNELL, IOWA BY AMENDING PROVISIONS PERTAINING TO CHAPTER 13, SECTION 13-6 (Maximum Speed on Specific Streets.)" Roll Call Vote: Ayes: Worley, Elliott, Wilson, McNaul, Witt. Motion carried.

E. Mayor's Committee Appointment Recommendations:

There were no appointments at this time.

NEW BUSINESS: None.

APPROVAL AND ADOPTION OF THE RESOLUTIONS:

Moved by WORLEY, second by MCNAUL, to approve and adopt Resolution No. 2892: "A RESOLUTION TO APPROVE IMPROVEMENT PROJECTS AS SUBMITTED FOR PROPERTY AND REQUEST TAX EXEMPTION FOR THIS IMPROVEMENT ACCORDING TO CHAPTER 404 OF THE STATE CODE (Gary C. and Sally B. Maring.)" Roll Call Vote: Ayes: Worley, McNaul, Witt, Elliott, Wilson. Motion carried.

INQUIRIES: None.

REPORT FROM THE CITY MANAGER:

Behrens discussed that staff has been working to determine the cause of an odor being emitted from a storm sewer. Several tests have been conducted; however a source has still been unable to be identified. Staff will propose lining the storm sewer main to attempt to alleviate the smell. Cost estimates are being prepared and further tests continue to be conducted.

INQUIRIES:

Netia Worley – 704 Broad Street – commented in regard to the odor discussed by the city manager. She felt the odor also comes from 2nd and 3rd Avenue on Broad Street.

EXECUTIVE SESSION:

Moved by ELLIOTT, second by MCNAUL, to close the session at 8:30 pm as provided for by Section 20.17(3), Code of Iowa, for a strategy meeting of the Grinnell City Council to discuss confidential reports relating to employee negotiations which, if released, would give unfair advantage to others and serve no public purpose. Roll Call Vote: Ayes: Elliott, McNaul, Wilson, Worley, Witt. Motion carried

Moved by ELLIOTT, second by WITT to reopen the session at 9:00 pm. Roll Call Vote:
Ayes: Elliott, Witt, McNaul, Worley, Wilson. Motion carried.

There was no action taken by the city council as a result of this executive session.

ADJOURN:

Moved by ELLIOTT, second by MCNAUL, to adjourn this regular session of the Grinnell City Council at 9:01 pm. Vote: (5) ayes, motion carried.

ATTEST:

Gordon Canfield, Mayor

Cassandra R. Hage, City Clerk